

## EXHIBIT 5

### MARKET ANALYSIS

In addition to a current community Affordable Housing Needs Assessment, which may be the housing portion of a broader community needs assessment, provide for:

1. New Construction of single-family or multi-family housing
  - Document demand for new housing
  - Survey or focus group demonstrating approval of a specific development plan. This is especially important with potential tenants/homeowners AND with existing neighborhood residents.
  - Quantify pool of potential income-qualified tenants/buyers
  - Note that a third-party, formal Market Study will be required for low-income housing tax credit and other large or complex multi-funded projects.
2. Rental Rehabilitation
  - Describe property and condition
  - Survey of existing households to determine their incomes, preference to continue to reside in project and their priorities for rehabilitation from the tenant perspective
  - Identify potential source and recruitment plan for replacement families
3. Homeowner Rehabilitation (Not required to access HOME funds under the single-family pilot program.)
  - Determine the rehabilitation needs in the community based on property standards deficiencies
  - Document number of eligible and interested households with rehabilitation needs
  - Document number of eligible and interested contractors to perform the rehabilitation
4. Homebuyer Assistance (Not required to access HOME funds under the single-family pilot program.)
  - Document number of eligible and interested households
  - Document the availability of homebuyer classes to interested households
  - Document availability of housing in applicable price range
5. Tenant-Based Rental Assistance
  - Document number of eligible and interested households
  - Document availability of affordable rental housing meeting Housing Quality Standards